

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 5308 NUCKOLS CROSSING ROAD IN THE
3 FRANKLIN PARK NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD
4 COMMERCIAL-NEIGHBORHOOD PLAN (LR-NP) COMBINING DISTRICT TO
5 COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-
6 NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from neighborhood commercial-neighborhood plan (LR-NP)
12 combining district to community commercial-mixed use-conditional overlay-neighborhood
13 plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No.
14 C14-07-0021, on file at the Neighborhood Planning and Zoning Department, as follows:

15
16 Lot 1, Block A, J.P. Subdivision, a subdivision in the City of Austin, Travis
17 County, Texas, according to the map or plat of record in Plat Book 85, Page 35C,
18 of the Plat Records of Travis County, Texas (the "Property"),
19

20 locally known as 5308 Nuckols Crossing Road, in the City of Austin, Travis County,
21 Texas, and generally identified in the map attached as Exhibit "A".
22

23 PART 2. Except as specifically provided in Part 3 and Part 4, the Property may be
24 developed and used in accordance with the regulations established for the community
25 commercial (GR) base district and other applicable requirements of the City Code.
26

27 PART 3. The Property within the boundaries of the conditional overlay combining district
28 established by this ordinance is subject to the following conditions:
29

- 30 A. A site plan or building permit for the Property may not be approved, released,
31 or issued, if the completed development or uses of the Property, considered
32 cumulatively with all existing or previously authorized development and uses,
33 generate traffic that exceeds 2,000 trips per day.
34
35
36
37

1 B. The following uses are conditional uses of the Property:

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3 Community recreation (private) Community recreation (public)
4 Congregate living Hospital services (limited)
5 Residential treatment
6 Medical office (exceeding 5000 sq. ft. of gross floor area)
7

8 C. The following uses are prohibited uses of the Property:

9
10 Automotive rentals Automotive repair services
11 Automotive sales Automotive washing (of any type)
12 Bail bond services Business or trade school
13 Business support services Commercial off-street parking
14 Communications services Drop-off recycling collection facility
15 Exterminating services Food preparation
16 Funeral services Hospital services (general)
17 Hotel-motel Indoor entertainment
18 Indoor sports and recreation Outdoor entertainment
19 Outdoor sports and recreation Pawn shop services
20 Personal improvement services Research services
21 Restaurant (general) Theater
22

23 D. Development of the Property shall comply with the following site development
24 regulations:

- 25
26 1. The maximum height of a building or structure is 40 feet from ground
27 level.
28
29 2. The maximum height of a building or structure is three stories.
30
31 3. The minimum front yard setback is 25 feet.
32
33 4. The minimum street side yard setback is 15 feet.
34
35 5. The maximum building coverage is 50 percent.
36
37 6. The maximum impervious cover is 80 percent.
38
39 7. The maximum floor-to-area ratio (FAR) is 0.5 to 1.0.
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1 **PART 4.** The Property is subject to Ordinance No. 021010-12a that established the
2 Franklin Park neighborhood plan combining district.

3
4 **PART 5.** This ordinance takes effect on _____, 2007.

5
6
7 **PASSED AND APPROVED**

8
9 §
10 §
11 _____, 2007 § _____
12 Will Wynn
13 Mayor
14

15
16 **APPROVED:** _____ **ATTEST:** _____
17 David Allan Smith Shirley A. Gentry
18 City Attorney City Clerk

